



# **Cutler Properties**

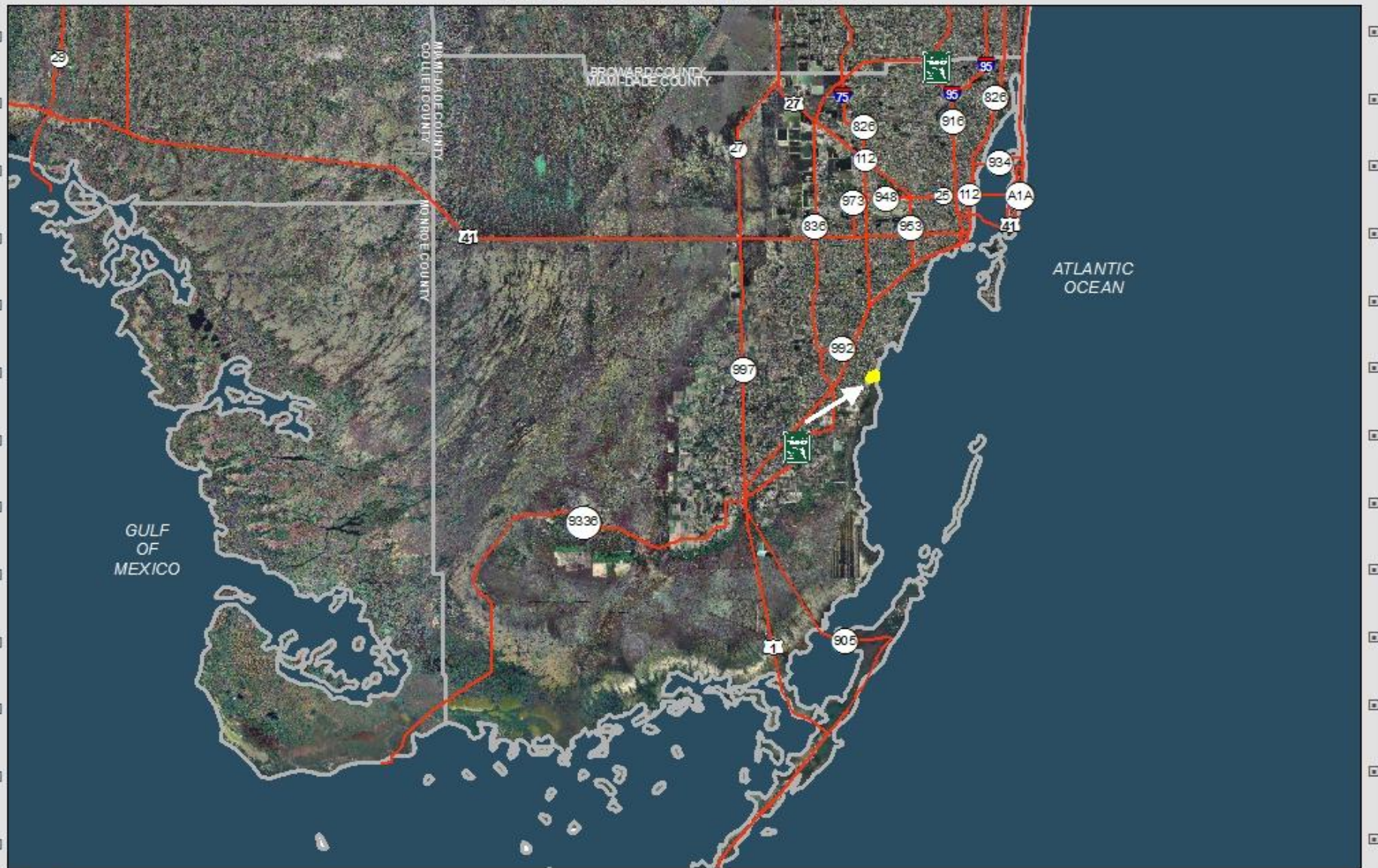
## **May 14, 2009**



*Robert M. Brown, Director*  
*Environmental Resource Regulation Department*



# Cutler Properties - App. 050406-1



- PROJECT AREA
- COUNTY LINES
- ROADS



Map made by: Lynn J. Cox  
 Environmental Resource Regulation  
 Map Date: May 6, 2009  
 Imagery: 2004-2005 DOQQ, Natural Color, 1:100,000

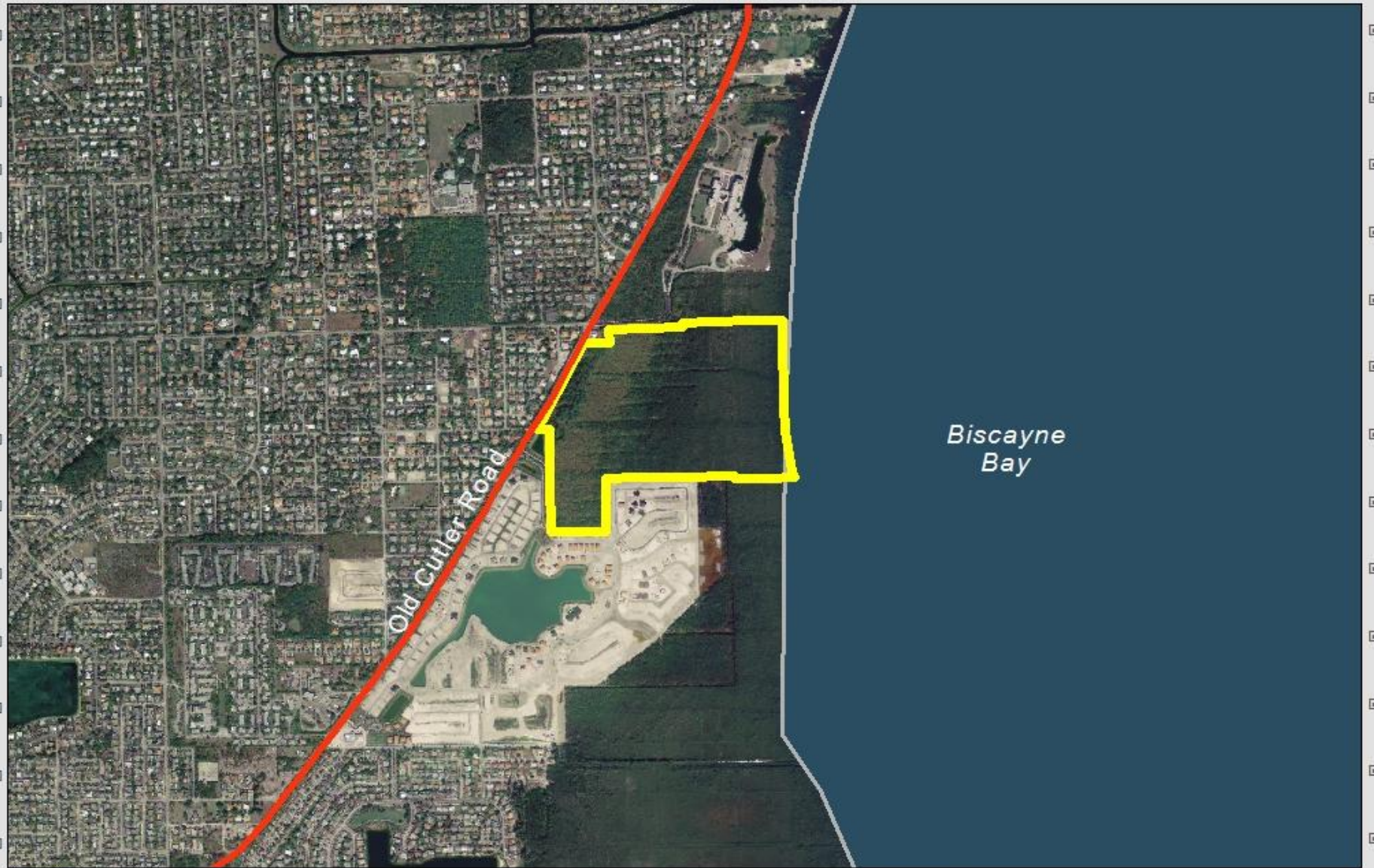


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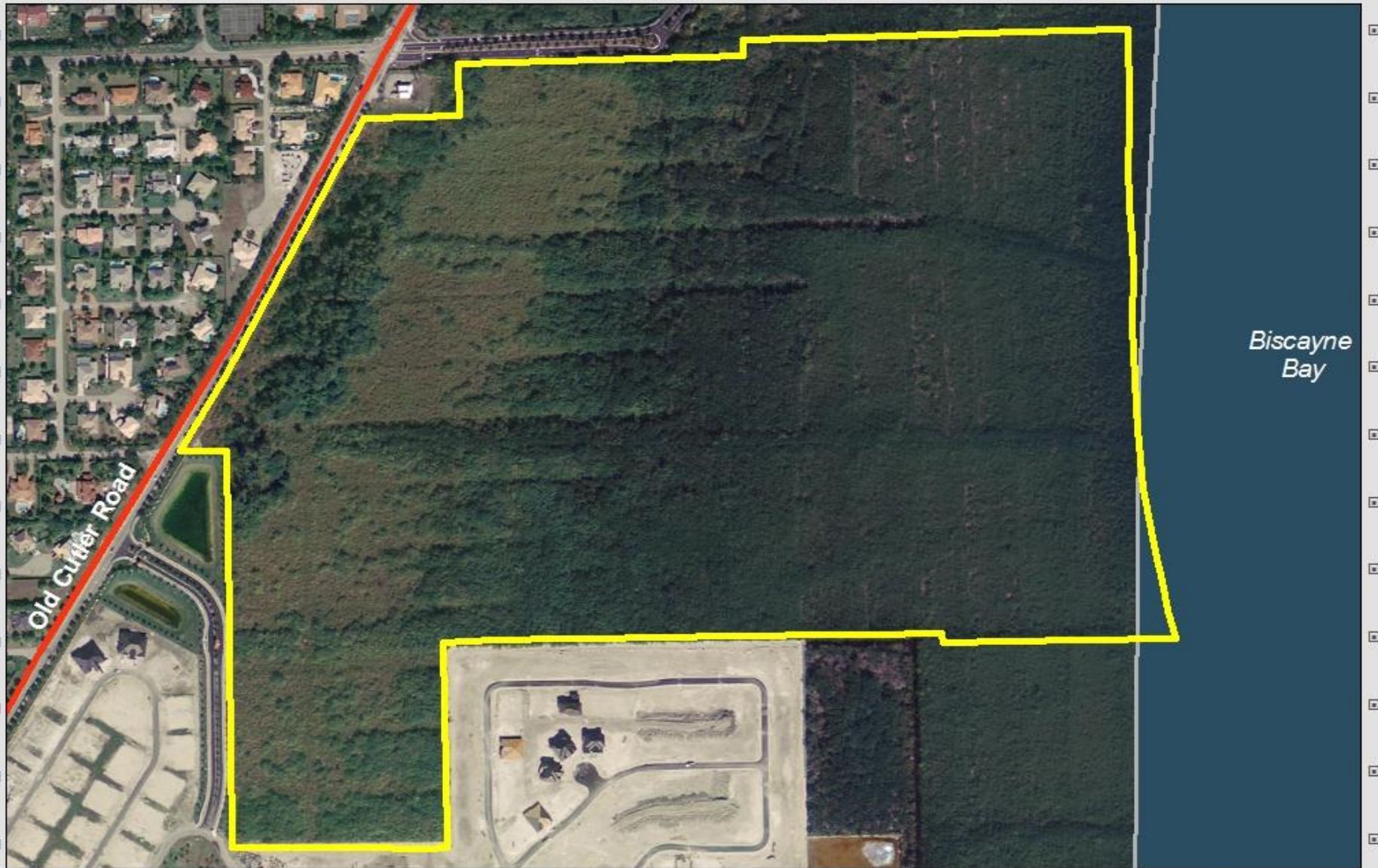


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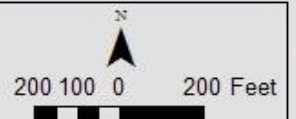
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DEC 15 2003



# Cutler Properties **SFWMD**

- Project is 138.36 acres in size and located in Miami-Dade County.
- Application for Environmental Resource Permit submitted on April 6, 2005.
- Request is for the conceptual approval of a surface water management system to serve a 41.93 acre residential planned unit development known as Old Cutler Village.



# Cutler Properties



## Water Quantity/Quality

- No offsite discharge proposed from the project in accordance with Miami-Dade County requirements
- Water quality treatment provided within 2,082 LF of exfiltration trench

# Cutler Properties



## Proposed Upland Impacts

- The site consists of 8.82 acres of uplands located along the western limits of the project and all are proposed for development.

## Proposed Wetland Impacts

- Proposed site plan would impact 30.12 acres of exotic dominated wetland habitat and 3.0 acres of mixed mangrove-willow habitat.

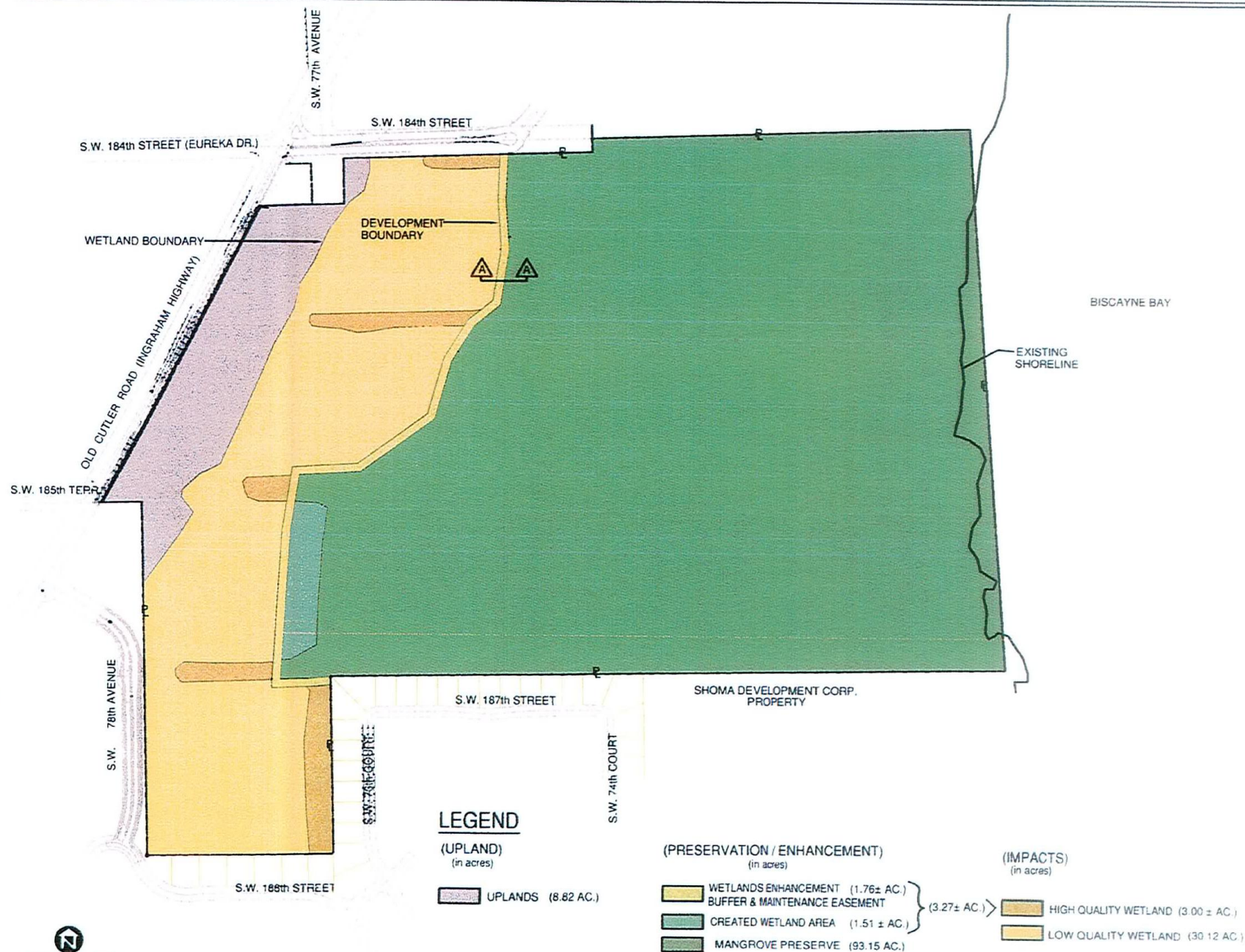


# Cutler Properties



## Proposed Mitigation Plan

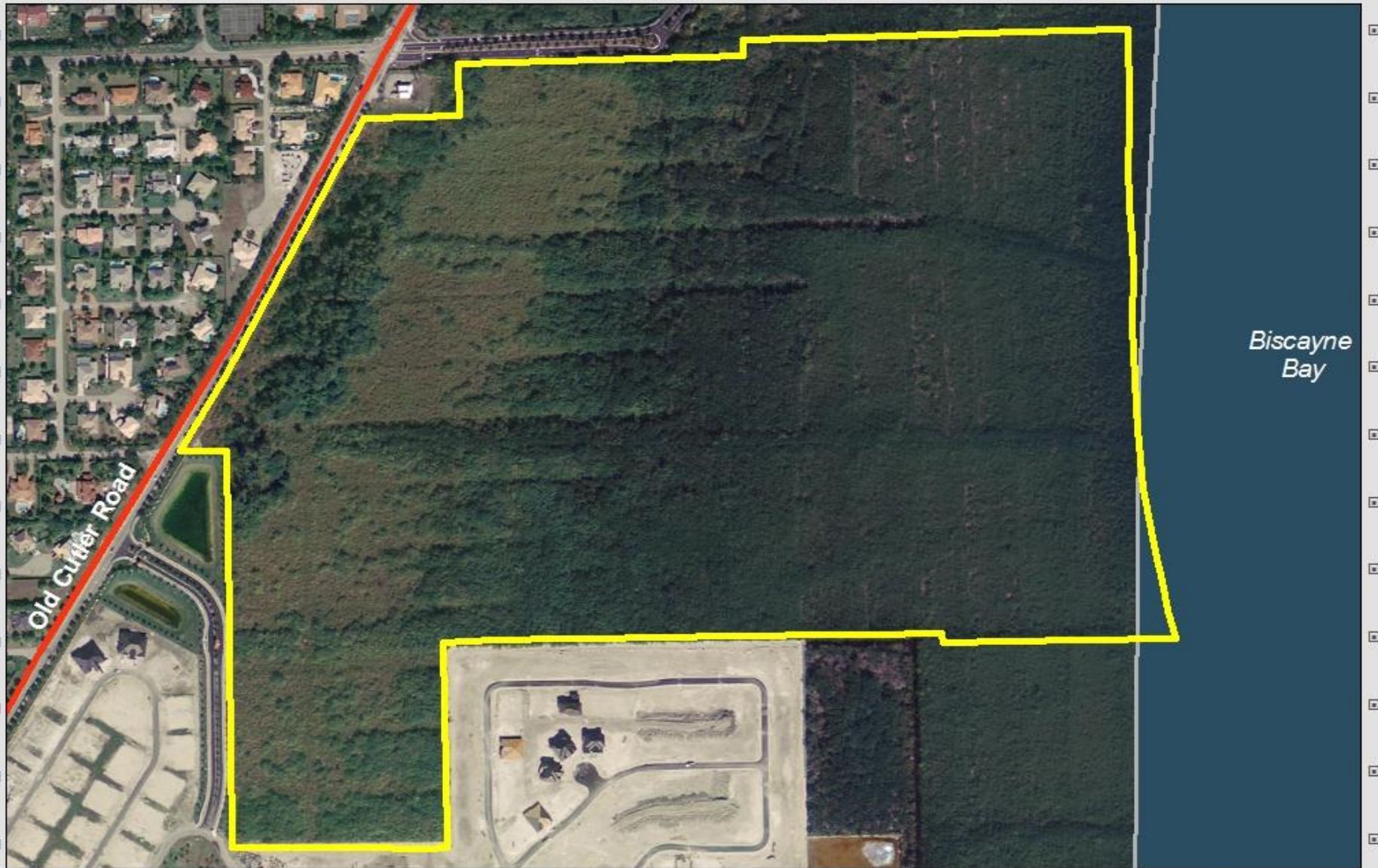
- The applicant has proposed 3.2 acres of on-site wetland restoration, 93.15 acres of mangrove preservation and the purchase of 5.23 credits (coastal mitigation) from the Everglades Mitigation Bank in Miami-Dade County.
- The 96.35 acres of restoration/preservation would be placed under conservation easement and perpetually managed.



SCANNED/POSTED  
aPERMITTING



# Cutler Properties - App. 050406-1



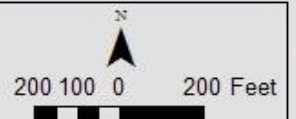
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# Cutler Properties



## CERP Coordination

- The Cutler Properties project is located within the CERP Biscayne Bay Coastal Wetlands - Phase 2 Project of “Alternative O”.
- “Alternative O” has been identified as the overall preferred/conceptual watershed plan.
- This alternative proposes a spreader swale traversing the Cutler Properties site.



# Cutler Properties



## CERP Coordination – cont'd

- Based on the Cutler Properties project proposing development within the area designated for the spreader canal and in an area of low quality wetlands (11.36 acres) located to the east, District CERP staff recommends that a determination be made by the Governing Board that the project is inconsistent with the Biscayne Bay Coastal Wetlands project and further recommends denial of the ERP.

# Cutler Properties



- However, if the applicant were to modify the proposed development footprint and restrict development to the west of the “Alternative O” spreader canal, District CERP staff would recommend that a determination be made by the Governing Board that the project is not inconsistent with the Biscayne Bay Coastal Wetlands project.
- In addition, the applicant could use the wetlands located to the east of the “Alternative O” spreader canal as mitigation for wetland impacts.





ERP Application Number: 050406-1  
Project Name: Cutler Properties

80°18'30"W

80°19'0"W

0 125 250 500 Feet



County Road (100' ROW)

Uplands (Burger King)

SW 184TH ST

OLD CUTLER RD

Biscayne Bay

Miami-Dade  
County

25°35'30"N

25°35'30"N

Map Date: March 26, 2009  
Map Location: \\erp\projects\GIS\PROJ\_28\map\_docs\m10453\_Cutler\Develop\_SiteDetail\_m10453.mxd

### Legend

#### Cutler Properties LC

- Property Line
- Development Boundary
- Boundary Between High and Low Quality Wetlands
- Wetland/Upland Boundary

#### Alt "O" Potential Improvements

- Pipe
- Spreader Canal

#### Major Roads



CERP GIS  
Team

80°19'0"W

80°18'30"W

# Staff Recommendation:

Staff recommends denial of Environmental Resource Permit Application No. 050406-1 for the conceptual approval of a surface water management system to serve a 41.93 acre residential planned unit development known as Old Cutler Village within a 138.36 acre site located in Miami-Dade County.



## When is Reduction or Elimination not Required?

- a. Ecological value of the affected area is low, AND mitigation provides greater long-term ecological value than area adversely affected; OR
- b. Mitigation implements all or part of a plan that provides regional ecological value and provides greater regional, long-term ecological value than the affected area.









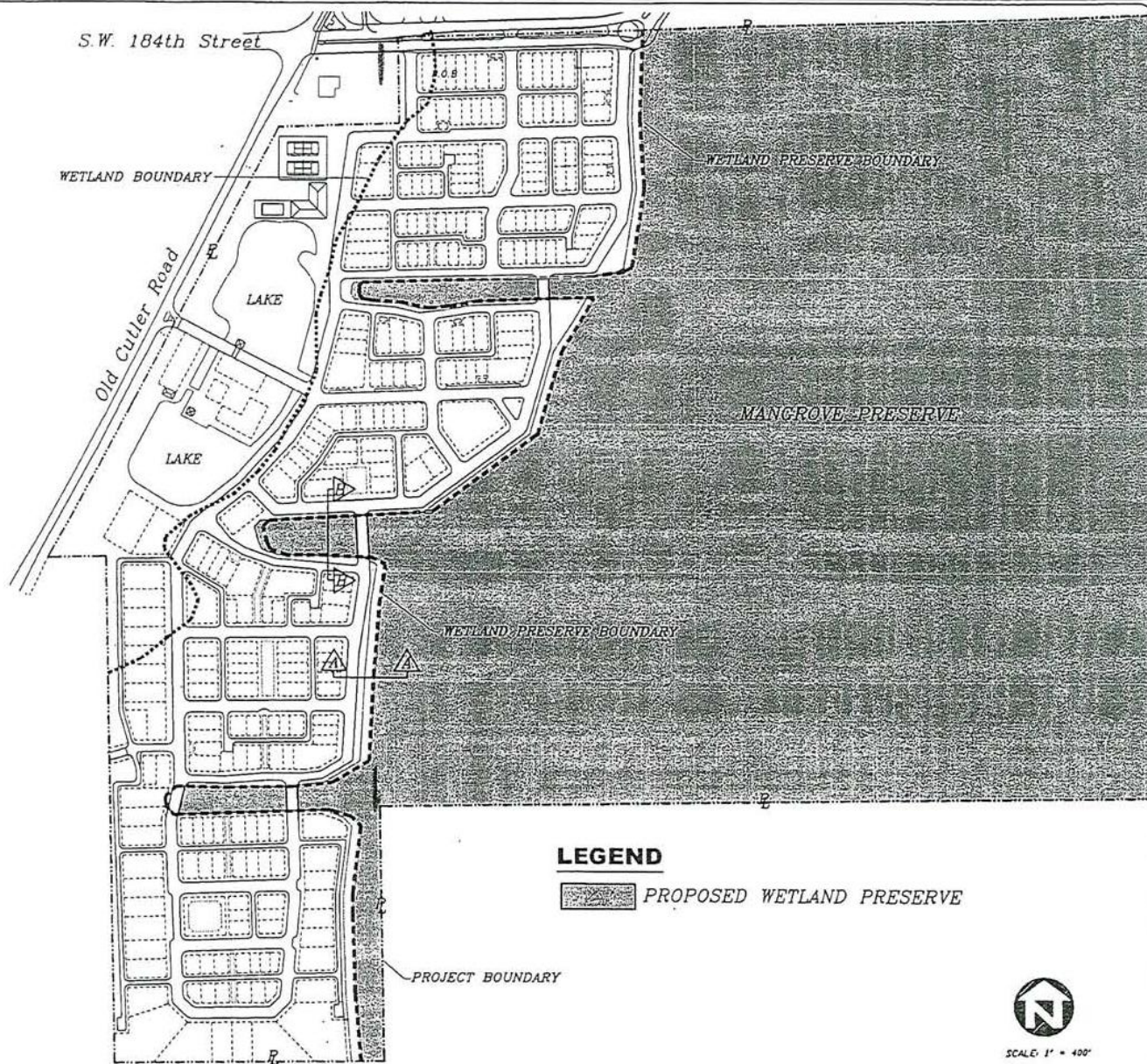












PURPOSE: SITE PLAN  
 DATUM: N/A  
 JOB NO: 2003-07

**EAS ENGINEERING, INC.**

55 ALMERIA AVENUE CORAL GABLES 33134 (305)445-5553

*Handwritten:* 3-31-05 [Signature]

COUNTY OF MIAM-DADE  
 APPLICATION BY:  
 CUTLER PROPERTIES, LC  
 1300 BRICKELL AVE.  
 MIAMI, FLORIDA 33131  
 SHEET 4

STATE OF FLORIDA

SECTION: 2&3  
 TOWNSHIP: 56S  
 RANGE: 40E

DATE: 03/02/05

DATE

DESCRIPTION



## Cutler Properties



- Application Number 050406-1 is issued subject to the inclusion of a 100' wide flow-way as Exhibit A. The Governing Board hereby directs staff to bring back a resolution for condemnation pertaining to the 100'.
- A determination that a project is not inconsistent with the overall objectives of the District is within the sole determination of the Governing Board.
- The Governing Board concludes that with the inclusion of this flow-way the proposed project will not be inconsistent with the objectives of the District.
- It shall not be necessary for the applicant to make any further demonstration regarding consistency pursuant to 373.414(1), F.S.

## Cutler Properties



### Environmental Resource Permit Special Conditions

- Applicant shall grant a conservation easement utilizing a District approved form number for the proposed 96.35 acres of restoration/preservation.
- Additionally, the applicant shall include in the above conservation easement all ditches designated on Exhibit B.



## Cutler Properties



### Environmental Resource Permit Special Conditions – cont'd

- The applicant shall restore 3.2 acres of on-site wetlands and purchase 5.23 credits from the Everglades Mitigation Bank. The purchase shall occur within 90 days of permit issuance.



DEC 15 2003









SEP 29 2005





DEC 30 2005





DEC 30 2005





DEC 30 2005





SEP 29 2005





SEP 29 2005











SW 13th ST. (EUPHORIA DR.)

34 35

**TRACT TA500-133**  
**7.66 ACRES**

**~11**  
**acres**

**Inside Development Area**  
**3.24 ACRES**

**New**  
**Development Area**  
**2.39 ACRES**

**Outside Development Area**  
**4.42 ACRES**

0 320  
SCALE IN FEET  
INTENDED DISPLAY SCALE

CUTLER PROPERTIES, LC  
OFFICIAL RECORD BOOK 22016  
PAGE 4515  
MIAMI-DADE COUNTY, FLORIDA

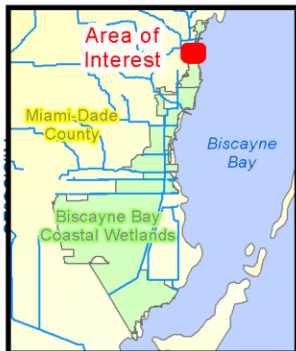
CUTLER CAY  
PLAT BOOK 182 PAGE 23  
MIAMI-DADE COUNTY, FLORIDA

SOUTH FLORIDA  
WATER MANAGEMENT DISTRICT  
OFFICIAL RECORD BOOK 26037  
PAGE 3282  
MIAMI-DADE COUNTY, FLORIDA

WEST LINE OF SECTION 2

OLD CUTLER ROAD (NORMAN WAY)





80°19'0"W

80°18'30"W

0 125 250 500 Feet



Map Date: March 26, 2009  
Map Location: \\cwp\projects\GIS\PROJ\_28\map\_docs\cmm10453\_CutlerTopo\BBOW\_CutlerDevelop\_LCDetail\_cmm10453.mxd

25°36'0"N

Biscayne Bay

Miami-Dade County

SW 184TH ST

OLD CUTLER RD

### Legend

#### Cutler Properties LC

- Property Line
- Development Boundary

#### Alt "O" Potential Improvements

- Pipe
- Spreader Canal

#### Major Roads



#### 2004-2005 SFWMD Detailed Land Cover

- Med. Density Single Family
- Med. Density Under Const.
- Commercial and Services
- Upland Shrub and Brushland
- Upland Hardwood Forests; 4300
- Reservoirs
- Embayments open to Gulf or Ocean
- Mangrove Swamp
- Mixed Wetland Hardwoods



CERP GIS Team

80°19'0"W

80°18'30"W

25°35'30"N